

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0043 (Part) Tract 4B – Barton Hills
Vertical Mixed Use Building (V) Rezoning

P.C. DATE: March 11, 2008

C.C. DATE: August 7, 2008

ADDRESS: 3600 South Lamar **Area:** 2.231 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Gregory Montes

NEIGHBORHOOD ORGANIZATIONS:

City of Sunset Valley
Barton Hills-Horseshoe Bend Assn. (Barton Hills NA)
Zilker Neighborhood Assn.
Clarksville Community Development Corp.
Home Builders Association of Greater Austin
Save Our Springs Alliance
Old Spicewood Springs Rd. Neighborhood Assn.
Austin Independent School District
Oak Hill Combined NPA
Barton View Neighborhood Assn.
Barton Springs Coalition
South Central Coalition
Austin Neighborhoods Council
City of Rollingwood
South Bank Alliance
Treemont Homeowners Assn., Inc.
Barton Springs/ Edwards Aquifer Conservation Dist.
Save Town Lake.Org
South Lamar Combined Planning Area Staff Liaison
Greater West Austin Neighborhood Planning Area
Old West Austin Neighborhood Plan Contact Team
CIM
Save Barton Creek Assn.
Homeless Neighborhood Organization
2222 Coalition of Neighborhood Associations
League of Bicycling Voters

ISSUES:

Valid Petition - The property owner Robert Reed located at 3600 S. Lamar (Tract 4B) was recommended for exclusion from the Overlay District by the Planning Commission and neighborhood association. Mr. Reed would like to remain in the VMU overlay and has submitted a valid petition against the recommended exclusion (See attachment 3).

AREA OF PROPOSED ZONING CHANGE: Tract 4B is located within the Barton Hills Neighborhood Planning Area and is located on the Core Transit Corridor at 3600 South Lamar Blvd. The Barton Hills Neighborhood Planning Area is bounded by Robert E. Lee, Rabb Road, Rae Dell Avenue, Barton Skyway, and Lamar Boulevard to the east, Stearns Lane and MoPac Expressway to the west, and Lady Bird Lake on the north.

WATERSHEDS: Eanes Creek, Barton Creek, Town Lake

DESIRED DEVELOPMENT ZONE: No

SCHOOLS: Barton Hills Elementary School

APPLICABLE CORE TRANSIT CORRIDORS : South Lamar Blvd.

NEIGHBORHOOD RECOMMENDATION

The Barton Hills Neighborhood Association noted in their application that VMU is inappropriate on those properties located along South Lamar, starting from Loop 360 to 3308 South Lamar (Tracts 4-5). "All these properties sit on top of environmental features, and high-density development would encroach on the Greenbelt". The neighborhood has also opted out of one VMU incentive, the Parking Reduction for tracts 1-3. However, the neighborhood is not opting out of the Dimensional Standards or the Additional Ground Floor Uses in Office Zoning.

STAFF COMMENTS:

The Barton Hills Neighborhood Association is recommending excluding Tract 4B from the Overlay District. Mr. Reed, the property owner of Tract 4B at 3600 S. Lamar has submitted a valid petition stating that he would like to remain in the VMU Overlay District (See attachment 3). The property is currently zoned GR-MU-CO. On May 22, 2008, City Council removed Tract 4B from the original Barton Hills VMU Application Planning Area.

The VMU Overlay District in the Barton Hills Planning Area includes 37.265 acres total. On May 22, 2008, City Council approved on first reading VMU on tracts 1-3 with Dimensional Standards and Additional Uses in Office Districts. An affordability level of 60% of median family income for 10% of rental units in a vertical mixed use building was also included. Tracts 4A and 5 were excluded from the Overlay District and tract 4B was postponed to the June 18, 2008 City Council meeting. At the June 18th City Council meeting the property owner requested a postponement to the City Council meeting on August 7, 2008.

LIST OF ATTACHMENTS:

Attachment 1: Barton Hills VMU (Tract 4B) Application Area VMU Overlay District Tract Map

Attachment 2: Zoning Map

Attachment 3: Valid Petition

PLANNING COMMISSION RECOMMENDATION:

March 11, 2008:

- Approved vertical mixed use building (V) zoning with Dimensional Standards, and Additional Uses in Office Districts to tracts 1-3
- Amended the boundaries of the VMU Overlay District to exclude tracts 4 and 5
- Approved an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building to tracts 1-3.

[T.ATKINS, M.DEALEY 2ND] (8-1) J.REDDY – NAY

CITY COUNCIL:

ACTION:

May 22, 2008

City Council removed Tract 4B from the original Barton Hills application area. Tract 4B was postponed to June 18, 2008.

June 18, 20

Postponed to August 7, 2008 at the owner's request (consent). 7-0

ORDINANCE READINGS: 1st

ORDINANCE NUMBER:

CASE MANAGER: Gregory Montes
e-mail: gregory.montes@ci.austin.tx.us

PHONE: 974-2629

BACKGROUND

On August 31, 2006, the City Council adopted the “Design Standards & Mixed Use” ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless “opted-out”. Properties not fronting on the Core Transit Corridors are not eligible for VMU unless “opted-in”.

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0043 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Barton Hills Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

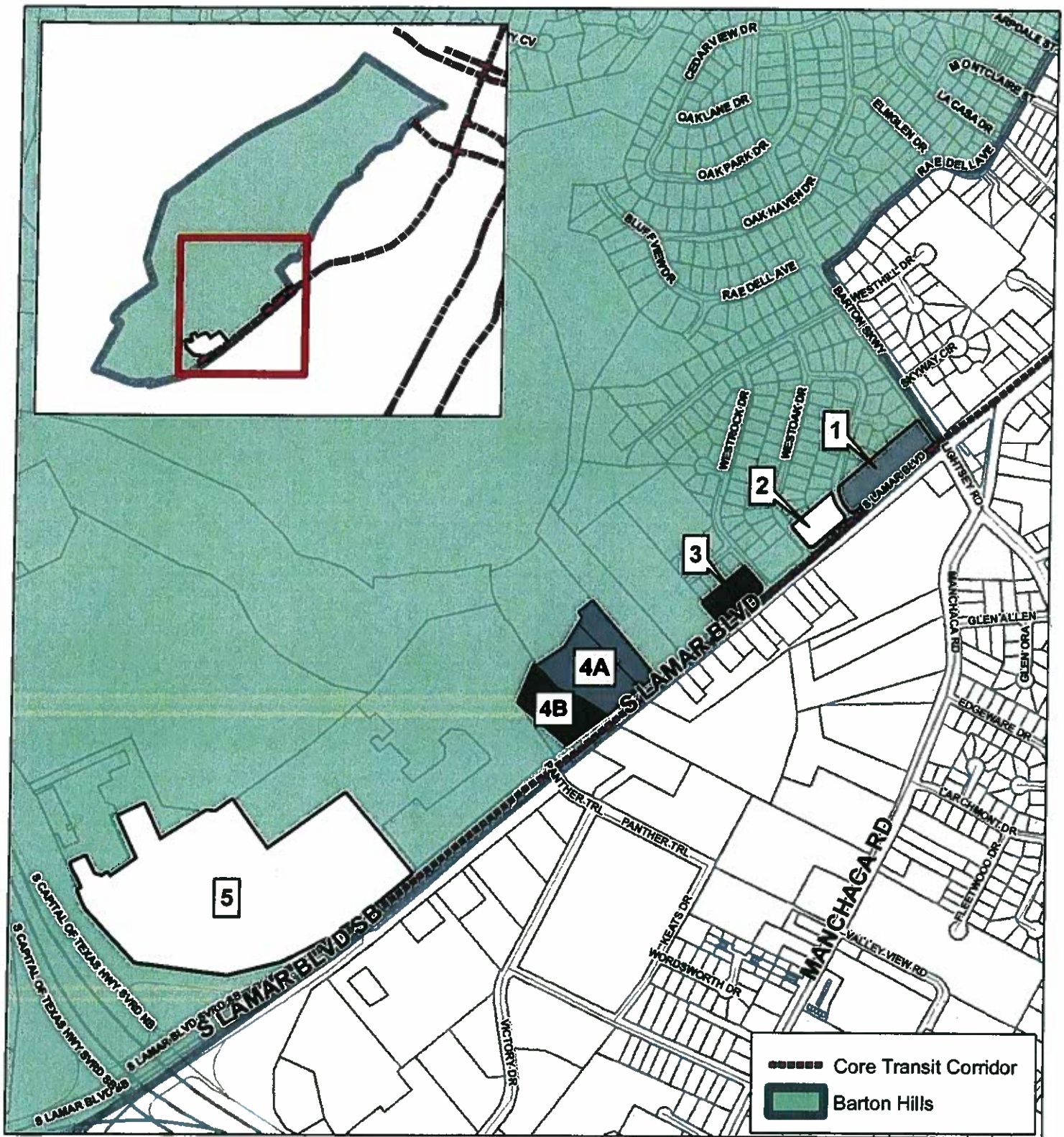
A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.



Barton Hills Neighborhood Planning Area Tract Map - C14-2008-0043

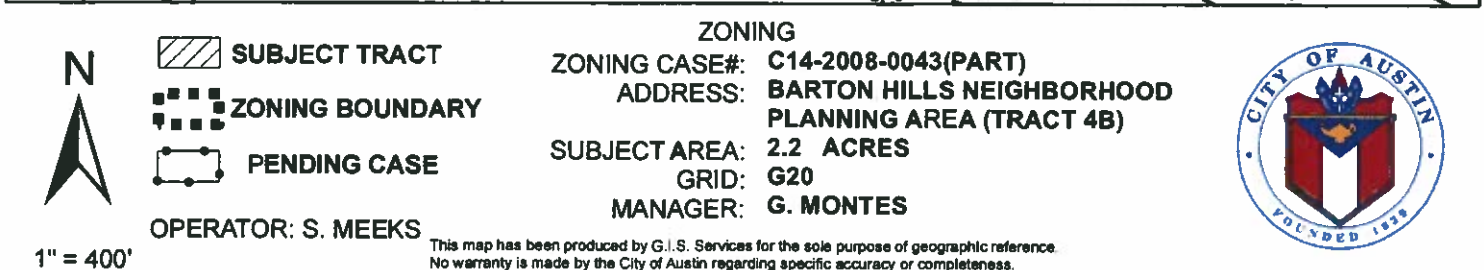
0 275 550 1,100 1,650 Feet



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
February 25, 2008



3600 South Lamar
1508 South Lamar Blvd
Austin, TX 78704
Phone: 512.445.7074
Fax: 512.445.7064

Memo

To: City of Austin, Intake Center
One Texas Center, 505 Barton Springs Rd.
Austin, Texas 78704

From: Ralph Reed

Date: 3/26/08

Re: VMU – Opt In Process

I, Ralph E. Reed, President of 3600 South Lamar, Ltd. (landowner) would like to 'opt in' to the Vertical Mixed Use Process, for the aforementioned property.

Please do not hesitate to contact me if I can be of any assistance.

Ralph Reed



PETITION

Date: 4/4/08
File Number: _____

File Number: _____

Address of
Rezoning Request: 3600 SOUTH LAMAR

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than VMU & GR-MU-CO

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Ralph E. Reed Printed Name RALPH E. REED Address 1508 SOUTH LAMAR 78704

Date: 4/4/08

Contact Name: SHAW HAMILTON
Phone Number: 791 0778

Phone Number: 791 0778